

Resolution 18-248, CD1

Early Testimony

From: CLK Council Info
Sent: Monday, November 12, 2018 3:21 PM
Subject: Council/Public Hearing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Russell Young
Phone 671-6460
Email rky@ack-inc.com
Meeting Date 11-14-2018
Council/PH Committee Council
Agenda Item CR-377: Resolution 18-248-CD1
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

Written
Testimony

Council Chair Earnest Martin and Members of the Council:
I am the President of Albert C. Kobayashi, Inc. I am responsible for the livelihood of my family and over 100 employees. We are here to ask your support for the Sky Ala Moana project without any further delay. Sky Ala Moana will provide jobs for our workers and provide economic vitality for those who provide goods and services to our company. The project is expected to infuse approximately half a billion dollars into Honolulu's economy and through that private investment, we will be able to generate higher tax revenues forever into the future. The project is well planned, providing for-sale affordable housing onsite and providing economic activity through the commercial center and the hotel-condos that will further contribute towards the Transient Accommodation Tax, General Excise Tax and higher tax rates due from hotel zoning. The projects wide ranges of pricing availability combined with its high level of investment is exactly the type of development that TOD was meant to promote.

Your approval is requested.

Testimony
Attachment
Accept Terms
and Agreement

1

From: CLK Council Info
Sent: Monday, November 12, 2018 6:37 PM
Subject: Council/Public Hearing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Amado Sanchez
Phone 808-864-8927
Email amados@groupbuilders.net
Meeting Date 11-14-2018
Council/PH Committee Council
Agenda Item Sky Ala Moana
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

Written
Testimony

My name is Amado Sanchez and I am writing this letter in support of the Sky Ala Moana project.

I work in a construction company that provides work for hundreds of employees and this project would provide work not only for construction workers but for other industries as well for years to come. This project would also help provide much-needed affordable housing which would enable hard-working families to avail of a good, decent and safe place to live. .

Thank you for the opportunity to express my support for the Sky Ala Moana project.

Testimony
Attachment

Accept Terms
and Agreement 1

Nov 12, 2018

SPECIAL COMMITTEE ON ZONING AND HOUSING

Honolulu City Council

Honolulu Hawaii, 96813-3077

Attention: Council Chair Ernest Martin and Members of the Council

Subject: Resolution 18-248 – IPD-T for the Sky Ala Moana Project

Council Chair Martin, and Members of the Council:

My name is Artjay Mercado and I am writing this letter in support of the Sky Ala Moana Condo-Hotel and Residential Development project.

This project will provide lots of short-term and long-term jobs in various sectors including but not limited to construction, real estate and other commercial sectors.

This project will add much-needed for-sale housing from entry level pricing and enable hard-working families to afford their homes.

This project will go hand-in-hand with the planned rail transit project, located just hundreds of feet away from the Ala Moana Center Transit Station

Thank you for the opportunity to express my support for the Sky Ala Moana project.

Sincerely,



Artjay Mercado

1591 Nobrega St, Honolulu, HI 96819

From: CLK Council Info
Sent: Tuesday, November 13, 2018 6:39 AM
Subject: Council/Public Hearing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Don Valenzona
Phone 8083489500
Email donvalenzona@gmail.com
Meeting Date 11-14-2018
Council/PH Committee Council
Agenda Item Sky Ala Moana
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

November 13, 2018
Council Chair Ernest Martin, and Members of the City Council,
City and County of Honolulu, Hawaii 96813-3077

RE: RESOLUTION 18-248 – IPD-T FOR THE SKY ALA MOANA

Aloha Committee Chair Pine, Vice Chair Ozawa, and members of the Committee on Zoning and Housing:

Written
Testimony

My name is Don Valenzona. I work near the Ala Moana area and it is my hope that I, along with my co-workers would have opportunities to buy a place near where I work and play. We ask that you approve the Sky Ala Moana project. The project will provide homes for a variety of income levels from affordable, to entry level workforce housing, to market level condos. In addition having a condo-hotel would help support many of the local shops and restaurants in the area and would create more job opportunities in the area. The project is ideally located directly across the future transit station. The added tax revenues generated from a much greater density project would certainly help our community towards supporting needed infrastructure.

Please approve the project as proposed so that we can have the project start as soon as possible and see the homes built quickly.

Aloha,

Don Valenzona

Testimony
Attachment

Accept Terms
and Agreement

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From: CLK Council Info
Sent: Tuesday, November 13, 2018 6:49 AM
Subject: Council/Public Hearing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Robert Dulay
Phone 808 6460395
Email rdulay56@GMAIL.COM
Meeting Date 11-14-2018
Council/PH Committee Council
Agenda Item SKY ALA MOANA
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

November 13, 2018
The Honorable Kymberly Marcos Pine, Chair The Honorable Trevor Ozawa, Vice Chair Special Committee on Zoning and Housing
Honolulu City Council
City and County of Honolulu, Hawaii 96813-3077

RE: RESOLUTION 18-248 – IPD-T FOR THE SKY ALA MOANA

Aloha to Council Chair Earnest Martin and Members of City Council .

Written
Testimony

My name is Robert Dulay. I work near the Ala Moana area and it is my hope that I, along with my co-workers would have opportunities to buy a place near where I work and play. We ask that you approve the Sky Ala Moana project. The project will provide homes for a variety of income levels from affordable, to entry level workforce housing, to market level condos. In addition having a condo-hotel would help support many of the local shops and restaurants in the area and would create more job opportunities in the area. The project is ideally located directly across the future transit station. The added tax revenues generated from a much greater density project would certainly help our community towards supporting needed infrastructure.

Please approve the project as proposed so that we can have the

project start as soon as possible and see the homes built quickly.

Aloha,

Robert Dulay

Testimony

Attachment

Accept Terms
and Agreement

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From: CLK Council Info
Sent: Tuesday, November 13, 2018 6:55 AM
Subject: Council/Public Hearing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Marshall k Tsuda
Phone 8083305115
Email marshall@a-1-a.com
Meeting Date 11-14-2018
Council/PH Committee Council
Agenda Item Sky Ala Moana
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

Written
Testimony

Council Chair Earnest Martin and Members of City Council
My name is Marshall Tsuda and I work in the construction industry. My family and I depend on you to make sure that smart projects like the Sky Ala Moana project is approved as quickly as possible. The project will mean construction jobs for up to four years, and the by product is that there will be 474 homes, 84 of which will be priced for the workforce housing and 300 condo-hotel units. The project provides condos that I or my family can afford in an area that is conveniently accessible to rail, shopping and places of employment. Other than construction jobs, the project's \$450 million investment will result in higher property taxes to service our infrastructure needs for the City.

We ask for a fast track approval.

Testimony
Attachment
Accept Terms
and Agreement 1

From: CLK Council Info
Sent: Tuesday, November 13, 2018 6:57 AM
Subject: Council/Public Hearing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Ed Arndt
Phone 585-1298
Email eawaikiki@icloud.com
Meeting Date 11-14-2018
Council/PH Committee Council
Agenda Item Sky Ala Moana
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

Written
Testimony

My name is Ed Arndt and I work in the construction industry. I depend on you to make sure that smart projects like the Sky Ala Moana project is approved as quickly as possible. The project will mean construction jobs for up to four years, and the by product is that there will be 474 homes, 84 of which will be priced for the workforce housing and 300 condo-hotel units. The project provides condos that I or my family can afford in an area that is conveniently accessible to rail, shopping and places of employment. Other than construction jobs, the project's \$450 million investment will result in higher property taxes to service our infrastructure needs for the City.

Testimony
Attachment

Accept Terms
and Agreement 1

From: CLK Council Info
Sent: Tuesday, November 13, 2018 7:07 AM
Subject: Council/Public Hearing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Derwin Keith Alcover
Phone 8087345878
Email derwin@a-1-a.com
Meeting Date 11-14-2018
Council/PH Committee Council
Agenda Item Sky Ala Moana
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

November 14, 2018

RE: RESOLUTION 18-248 – IPD-T FOR THE SKY ALA MOANA

Council Chair Earnest Martin and Members of City Council:

Written
Testimony

My name is Derwin Alcover and I work in the construction industry. My family and I depend on you to make sure that smart projects like the Sky Ala Moana project is approved as quickly as possible. The project will mean construction jobs for up to four years, and the by product is that there will be 474 homes, 84 of which will be priced for the workforce housing and 300 condo-hotel units. The project provides condos that I or my family can afford in an area that is conveniently accessible to rail, shopping and places of employment. Other than construction jobs, the project's \$450 million investment will result in higher property taxes to service our infrastructure needs for the City.

We ask for a fast track approval.

Testimony
Attachment
Accept Terms
and Agreement

1

From: CLK Council Info
Sent: Tuesday, November 13, 2018 7:09 AM
Subject: Council/Public Hearing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Brent Kawahara
Phone 8084453058
Email brent@ack-inc.com
Meeting Date 11-14-2018
Council/PH Committee Council
Agenda Item Sky Ala Moana
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

Written
Testimony

My name is Brent Kawahara. I work near the Ala Moana area and it is my hope that I, along with my co-workers would have an opportunity to buy a place that is close to work as well as many night life venues. We ask that you approve the Sky Ala Moana project as we feel this will provide homes for all income levels from affordable to entry level workforce housing to market level condominiums. In addition, having a condo-hotel supports local businesses including restaurants which would be great job opportunities for residents of Oahu. Also, the project location is near a future rail transit station which is a huge benefit.

Testimony
Attachment

Accept Terms
and Agreement 1

From: CLK Council Info
Sent: Tuesday, November 13, 2018 7:13 AM
Subject: Council/Public Hearing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Ralph T. Inouye
Phone (808) 478-9599
Email rinouye@alakaimedical.com
Meeting Date 11-14-2018
Council/PH Council
Committee
Agenda Item Sky Ala Moana
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

Written
Testimony

Council Chair Ernest Martin and Members of the Council,
My name is Ralph T. Inouye and I work in the construction Industry.
My family and I depend on you to make sure that projects like the Sky
Ala Moana is approved. This project will mean construction jobs for
up to four years, and the by product is that there will be more
affordable and workforce housing. The project provides condos that I
or my family can afford in an area that is conveniently accessible to
the rail, shopping and places of employment.
I ask for your approval of this project.
Thank you,
Ralph T. Inouye

Testimony
Attachment

Accept Terms
and Agreement 1

From: CLK Council Info
Sent: Tuesday, November 13, 2018 7:22 AM
Subject: Council/Public Hearing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Mark Ouye
Phone 808-671-6460
Email mark@ack-inc.com
Meeting Date 11-14-2018
Council/PH Committee Council
Agenda Item Sky Ala Moana
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

Council Chair Earnest Martin and Members of City Council,

Written
Testimony

I am responsible for the livelihood of my family and an employee of a local General Contractor. I am here to ask for your support for the Sky Ala Moana project without further delay. Sky Ala Moana will not only generate jobs for hundreds of construction workers, it will be a boost to Honolulu's economic activity, and provide future affordable housing for my family.

I humbly request for your support.

Mark Ouye

Testimony
Attachment
Accept Terms
and Agreement

1

From: CLK Council Info
Sent: Tuesday, November 13, 2018 7:31 AM
Subject: Council/Public Hearing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Justin Itano
Phone (808) 834-4247
Email jitano@alakaimechanical.com
Meeting Date 11-14-2018
Council/PH Committee Council
Agenda Item CR-377
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

November 13, 2018

RE: RESOLUTION 18-248, CD1 – IPD-T FOR THE SKY ALA MOANA

Council Chair Ernest Martin & Members of the Council:

Written
Testimony

I work in the construction industry; my family and I depend on you to make sure that smart projects like the Sky Ala Moana project is approved as quickly as possible. The project will mean construction jobs for up to four years, and the by product is that there will be 474 homes, 84 of which will be priced for the workforce housing and 300 condo-hotel units. The project provides condos that I or my family can afford in an area that is conveniently accessible to rail, shopping and places of employment. Other than construction jobs, the project's \$450 million investment will result in higher property taxes to service our infrastructure needs for the City.

Testimony
Attachment

Accept Terms
and Agreement 1

From: CLK Council Info
Sent: Tuesday, November 13, 2018 7:32 AM
Subject: Council/Public Hearing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Shanell Chung
Phone (808)445-3741
Email shanell@ack-inc.com
Meeting Date 11-14-2018
Council/PH Committee Council
Agenda Item Sky Ala Moana
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

Written
Testimony

Dear Council Chair Earnest Martin and Members of City Council -
My name is Shanell. I currently reside in Mililani, yet work in the Ala Moana area, and have done so for the past 4 years. My daily commute is between 2-3 hours, and it is exhausting. I lose precious time that I could be spending with my loved ones and our fur baby. I ask that you approve the Sky Ala Moana project, as it will provide housing opportunities for several income levels, from affordable, to entry level workforce housing, to market level condos. Also, I can tell that the developer truly cares about the future home buyers and their comfort, rather than just making money, which is so refreshing. With this building so close to where I work, if I can be afforded the opportunity to purchase a unit in this tower, I'd plan to Biki rather than drive. Sky Ala Moana will promote less vehicle congestion, less pollution, and a more sustainable community.
Please help approve this project as soon as possible, as I believe it would improve the quality of life for myself, as well as many other future home buyers who currently suffer a long commute.
Thank you for taking the time to read my testimony.

V/R,
Shanell Chung

Testimony
Attachment
Accept Terms
and Agreement

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From: CLK Council Info
Sent: Tuesday, November 13, 2018 7:38 AM
Subject: Council/Public Hearing Speaker Registration/Testimony

Speaker Registration/Testimony

Name	John Christian A Sagsagat
Phone	8084781035
Email	red_sagsagat@yahoo.com
Meeting Date	11-14-2018
Council/PH Committee	Council
Agenda Item	Sky Ala Moana
Your position on the matter	Support
Representing	Self
Organization	
Do you wish to speak at the hearing?	No
Written Testimony	Projects will be priced with local residents in mind. More affordable units for local residents.
Testimony Attachment	
Accept Terms and Agreement	1

From: CLK Council Info
Sent: Tuesday, November 13, 2018 7:42 AM
Subject: Council/Public Hearing Speaker Registration/Testimony

Speaker Registration/Testimony

Name	Devin Kokubun
Phone	808-938-5713
Email	devin@a-1-a.com
Meeting Date	11-14-2018
Council/PH Committee	Council
Agenda Item	Sky Ala Moana
Your position on the matter	Support
Representing	Self
Organization	
Do you wish to speak at the hearing?	No
Written Testimony	
Testimony Attachment	
Accept Terms and Agreement	1

November 13, 2018

RE: RESOLUTION 18-248 – IPD-T FOR THE SKY ALA MOANA

Council Chair Earnest Martin and Members of the City Council:

My name is Charles Uehara and I work in the construction industry. My family and I depend on you to make sure that smart projects like the Sky Ala Moana project is approved as quickly as possible. The project will mean construction jobs for up to four years, and the by product is that there will be 474 homes, 84 of which will be priced for the workforce housing and 300 condo-hotel units. The project provides condos that I or my family can afford in an area that is conveniently accessible to rail, shopping and places of employment. Other than construction jobs, the project's \$450 million investment will result in higher property taxes to service our infrastructure needs for the City.

We ask for a fast track approval.

From: CLK Council Info
Sent: Tuesday, November 13, 2018 7:51 AM
Subject: Council/Public Hearing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Darryl Kanno
Phone (808) 478-2763
Email dkanno@alakaimechanical.com
Meeting Date 11-14-2018
Council/PH Committee Council
Agenda Item Sky Ala Moana
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

Written Testimony

My name is Darryl Kanno and I work in the construction industry. My family and I depend on you to make sure that smart projects like the Sky Ala Moana project is approved as quickly as possible. The project will mean construction jobs for up to four years, and the by product is that there will be 474 homes, 84 of which will be priced for the workforce housing and 300 condo-hotel units. The project provides condos that I or my family can afford in an area that is conveniently accessible to rail, shopping and places of employment. Other than construction jobs, the project's \$450 million investment will result in higher property taxes to service our infrastructure needs for the City.

Testimony Attachment

Accept Terms and Agreement 1

From: CLK Council Info
Sent: Tuesday, November 13, 2018 7:53 AM
Subject: Council/Public Hearing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Darel Onuma
Phone 8086286239
Email darel@a-1-a.com
Meeting Date 11-14-2018
Council/PH Committee Council
Agenda Item Sky Ala Moana
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

Earnest Martin and members of the city council,

Written
Testimony

Hello my name is Darel Onuma and I have worked in the construction industry for over 30 years and it has helped me to purchase a home and raise my family in Kaneohe. My son has chosen to follow in my footsteps and is struggling to be able to duplicate what his mom and I were able to accomplish. I support this project and what it will be able to provide for him and others in the industry trying to make it in Hawaii knowing that it will provide work for the four year duration and a possible chance at the workforce housing that it will provide. There are lots of families out there that will benefit from this please vote yes.

Testimony
Attachment

Accept Terms
and Agreement 1

From: CLK Council Info
Sent: Tuesday, November 13, 2018 7:58 AM
Subject: Council/Public Hearing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Aren Bumanglag
Phone 8082237489
Email aren@ack-inc.com
Meeting Date 11-14-2018
Council/PH Committee Council
Agenda Item Sky Ala Moana
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

Written
Testimony

My name is Aren Bumanglag and I work in the Ala Moana area. I currently live in Ewa Beach and commute daily from town side to Ewa beach side. It is my hope to be able to own a place in town to better suit my lifestyle and to cut down on my commute. The Sky Ala Moana project is ideally located next to my work so the project would be very beneficial for not only myself but for other same-aged individuals that work in town. Please approve the project as proposed to that we can have the project started as soon as possible and see the homes built quickly.

Testimony
Attachment

Accept Terms
and Agreement 1

From: CLK Council Info
Sent: Tuesday, November 13, 2018 7:59 AM
Subject: Council/Public Hearing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Jeff A, Julian
Phone 8082169380
Email jeff@ack-inc.com
Meeting Date 11-14-2018
Council/PH Committee Council
Agenda Item Sky Ala Moana
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

Written
Testimony

Dear Council Chair Ernest Martin and Members of City Council, My name is Jeff A. Julian and I work in the construction industry. My family and I depend on you to make sure that smart projects like the Sky Ala Moana project is approved as quickly as possible. The project will mean construction jobs for up to four years, and the by product is that there will be 474 homes, 84 of which will be priced for the workforce housing and 300 condo-hotel units. The project provides condos that I or my family can afford in an area that is conveniently accessible to rail, shopping and places of employment. Other than construction jobs, the project's \$450 million investment will result in higher property taxes to service our infrastructure needs for the City.

Testimony
Attachment

Accept Terms
and Agreement

1

Hawai'i Construction Alliance

R

P.O. Box 17944
Honolulu, HI 96817
(808) 220-8892

November 14, 2018

The Honorable Ernest Martin, Chair
City Council of Honolulu
530 South King Street,
Honolulu, Hawai'i 96813

Dear Chair Martin and Members,

The Hawai'i Construction Alliance is comprised of the Hawai'i Regional Council of Carpenters; the Operative Plasterers' and Cement Masons' Union, Local 630; International Union of Bricklayers & Allied Craftworkers, Local 1; the Laborers' International Union of North America, Local 368; and the Operating Engineers, Local Union No. 3. Together, the member unions of the Hawai'i Construction Alliance represent 15,000 working men and women in the basic crafts of Hawai'i's construction industry.

We are writing in **SUPPORT** of Resolution 18-248 – IPD-T for the Sky Ala Moana project for the following reasons:

- The construction of the two towers totaling 774 units means jobs for our construction industry for the next four to five years of construction. The total estimated construction cost, not including land, design, interest, real property tax, and other carrying costs, is estimated to be over \$330 million. That is a significant economic activity in forms of goods, services and payroll.
- The project will add 474 homes priced with local families in mind. To address our housing shortage we need to ensure that we construct homes at all levels of price point and Sky Ala Moana proposes to provide for-sale affordable housing for a period of 30-years. We commend the developer for taking on the market risk of being the first to provide affordable units for a period of 30 years. While we believe the 30 year restriction adds an element of additional risk for the developer, we commend the developer's effort and support the concept.
- When completed the project will generate additional tax revenues for the City. The property is currently paying less than \$500,000 a year in property taxes. When completed we estimate that the property taxes generated will be approximately \$5.3Million per year. The higher taxes are primarily due to inclusion of the hotel at the property which is taxed a significantly greater tax rates than residential rates.
 - \$3.9M from Hotel at (\$12.90 per \$1000 of value)
 - \$1.4M from residential (\$3.50 per \$1000 of value)
- The property is providing over 400 bikes stalls and will be adding 20 additional Biki Bike Share stalls at ground level plus 10 car share sites which will help encourage rail ridership and help alleviate traffic.

For these reasons, we ask for your support to approve the project in its present form. Any changes to the plans would likely impact the schedule and we need to ensure that the risks are mitigated for the developer to ensure the project is built on time for our community and that jobs are secure for our industry.

Aloha,

A handwritten signature in black ink, appearing to read 'Nathaniel Kinney', with a stylized flourish at the end.

Nathaniel Kinney
Executive Director
Hawai'i Construction Alliance
execdir@hawaiiconstructionalliance.org

From: CLK Council Info
Sent: Tuesday, November 13, 2018 8:17 AM
Subject: Council/Public Hearing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Chase Hiyakumoto
Phone 8083212060
Email chase-h@ack-inc.com
Meeting Date 11-14-2018
Council/PH Committee Council
Agenda Item Sky Ala Moana
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

Written
Testimony

My name is Chase Hiyakumoto and my family and I work in the construction industry. This project will provide construction jobs for up to four years and will provide 474 units, 84 of which will be affordable housing. I am currently renting near Kapiolani Hospital and my company has work in Waikiki, Ala Moana, and Ward areas. I am hoping to purchase a place in the future and my hope is that I can find a place near where I work.

Testimony
Attachment

Accept Terms
and Agreement 1

From: CLK Council Info
Sent: Tuesday, November 13, 2018 8:17 AM
Subject: Council/Public Hearing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Shaun
Phone 808-351-6085
Email shaun-k@ack-inc.com
Meeting Date 11-14-2018
Council/PH Committee Council
Agenda Item Sky Ala Moana
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

Written
Testimony

My name is Shaun and I work in the construction industry. My family and I depend on the construction industry as our primary source of income. Projects like the Sky Ala Moana is able to provide myself with a steady income to support my family. The project will mean construction jobs for up to four years, and the by product is that there will be 474 homes, 84 of which will be priced for the workforce housing and 300 condo-hotel units.

We ask for a fast track approval.

Testimony
Attachment
Accept Terms
and Agreement

1

From: CLK Council Info
Sent: Tuesday, November 13, 2018 8:28 AM
Subject: Council/Public Hearing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Jolene Furumoto
Phone 8082867398
Email jfurumot@yahoo.com
Meeting Date 11-14-2018
Council/PH Committee Council
Agenda Item Sky Ala Moana
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

Written
Testimony

I am in support of the Sky Ala Moana project, which will bring much needed renovations to public sidewalks and access areas. It will also provide much needed housing and will be good for businesses in the area as well as the tourism industry. Many of our hotels are very dated, drawing away tourist to other destinations. We need more development to support the tourism industry here in Honolulu.

Testimony
Attachment

Accept Terms
and Agreement 1

From: CLK Council Info
Sent: Tuesday, November 13, 2018 8:16 AM
Subject: Zoning and Housing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Shaun
Phone 808-351-6085
Email shaun-k@ack-inc.com
Meeting Date 11-14-2018
Council/PH Zoning 18-248
Committee
Agenda Item Sky Ala Moana
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

Written Testimony My name is Shaun and I work in the construction industry. My family and I depend on the construction industry as our primary source of income. Projects like the Sky Ala Moana is able to provide myself with a steady income to support my family. The project will mean construction jobs for up to four years, and the by product is that there will be 474 homes, 84 of which will be priced for the workforce housing and 300 condo-hotel units.

We ask for a fast track approval.

Testimony
Attachment
Accept Terms and Agreement 1

From: CLK Council Info
Sent: Monday, November 12, 2018 4:57 PM
Subject: Zoning and Housing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Brent Kawahara
Phone 8084453058
Email brent@ack-inc.com
Meeting Date 11-14-2018
Council/PH
Committee Zoning
Agenda Item Sky Ala Moana
Your position on
the matter Support
Representing Self
Organization
Do you wish to
speak at the
hearing? No

November 12, 2018

The Honorable Ernest Martin and members of the City Council.

Written Testimony My name is Brent Kawahara. I work near the Ala Moana area and it is my hope that I, along with my co-workers would have an opportunity to buy a place that is close to work as well as many night life venues. We ask that you approve the Sky Ala Moana project as we feel this will provide homes for all income levels from affordable to entry level workforce housing to market level condominiums. In addition, having a condo-hotel supports local businesses including restaurants which would be great job opportunities for residents of Oahu. Also, the project location is near a future rail transit station which is a huge benefit.

Please approve the project as proposed so that we can have the project start as soon as possible and see the homes built quickly.

Testimony

Attachment

Accept Terms and
Agreement 1

From: CLK Council Info
Sent: Monday, November 12, 2018 4:49 PM
Subject: Zoning and Housing Speaker Registration/Testimony
Attachments: 20181112164927_Sky_Ala_Moana_Support_Letter.docx

Speaker Registration/Testimony

Name Maria T Domen
Phone 8082717912
Email tinadomen@hotmail.com
Meeting Date 11-14-2018
Council/PH Committee Zoning
Agenda Item Sky Ala Moana
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

Maria T. Domen
7012 Hawaii Kai Drive, Unit 402
Honolulu, Hawaii 96825

November 12, 2018

Council Chair Earnest Martin and Members of City Council
Special Committee on Zoning and Housing City Council
Honolulu, HI 96813-3077

Re: Resolution 18-248-IPD-T for The Sky Ala Moana

Written
Testimony

Dear Council Chair Martin and members of the Committee on Zoning and Housing:

My name is Maria Domen, after 20 plus years of working in the legal industry I decided to make a career change when a friend asked me to work at her newly created construction company. That was back in 2013. In July 2014, I found myself filing for unemployment for the first time ever because her company struggled to get awarded jobs due to a lack of construction projects. As a single mother of 3 children you can imagine how this took a financial toll on our lives. Luckily, I was hired by a general contractor within six (6) months of filing for unemployment and I was able to be a part of an amazing project that employed hundreds for almost three (3) years.

What I learned from this experience is how necessary future projects, like Sky Ala Moana, is

needed to help perpetuate the construction industry which employs thousands of hard working men and women in our state. The project will mean construction jobs for up to four (4) years and the by product will be 474 homes, 84 of which will be priced for the workforce housing and 300 condo-hotel units. The project provides condos that I or my family can afford in an area that is conveniently accessible to a newly constructed rail, shopping and places of employment. Besides construction jobs, the project's \$450 million investment will result in higher property taxes to service our infrastructure needs for the City.

I humbly ask for a fast track approval. Thank you for your time and consideration.

Sincerely,

Maria T. Domen

Testimony
Attachment

20181112164927_Sky_Ala_Moana_Support_Letter.docx

Accept Terms
and Agreement

1

Maria T. Domen
7012 Hawaii Kai Drive, Unit 402
Honolulu, Hawaii 96825

November 12, 2018

Council Chair Earnest Martin and Members of City Council
Special Committee on Zoning and Housing City Council
Honolulu, HI 96813-3077

Re: Resolution 18-248-IPD-T for The Sky Ala Moana

Dear Council Chair Martin and members of the Committee on Zoning and Housing:

My name is Maria Domen, after 20 plus years of working in the legal industry I decided to make a career change when a friend asked me to work at her newly created construction company. That was back in 2013. In July 2014, I found myself filing for unemployment for the first time ever because her company struggled to get awarded jobs due to a lack of construction projects. As a single mother of 3 children you can imagine how this took a financial toll on our lives. Luckily, I was hired by a general contractor within six (6) months of filing for unemployment and I was able to be a part of an amazing project that employed hundreds for almost three (3) years.

What I learned from this experience is how necessary future projects, like Sky Ala Moana, is needed to help perpetuate the construction industry which employs thousands of hard working men and women in our state. The project will mean construction jobs for up to four (4) years and the by product will be 474 homes, 84 of which will be priced for the workforce housing and 300 condo-hotel units. The project provides condos that I or my family can afford in an area that is conveniently accessible to a newly constructed rail, shopping and places of employment. Besides construction jobs, the project's \$450 million investment will result in higher property taxes to service our infrastructure needs for the City.

I humbly ask for a fast track approval. Thank you for your time and consideration.

Sincerely,

Maria T. Domen

From: CLK Council Info
Sent: Monday, November 12, 2018 4:36 PM
Subject: Zoning and Housing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Shanell Chung
Phone (808)445-3741
Email shanell@ack-inc.com
Meeting Date 11-14-2018
Council/PH Committee Zoning
Agenda Item Sky Ala Moana
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

Written Testimony Dear Council Chair Earnest Martin and Members of City Council -
My name is Shanell. I currently reside in Mililani, yet work in the Ala Moana area, and have done so for the past 4 years. My daily commute is between 2-3 hours, and it is exhausting. I lose precious time that I could be spending with my loved ones and our fur baby. I ask that you approve the Sky Ala Moana project, as it will provide housing opportunities for several income levels, from affordable, to entry level workforce housing, to market level condos. Also, I can tell that the developer truly cares about the future home buyers and their comfort, rather than just making money, which is so refreshing. With this building so close to where I work, if I can be afforded the opportunity to purchase a unit in this tower, I'd plan to Biki rather than drive. Sky Ala Moana will promote less vehicle congestion, less pollution, and a more sustainable community. Please help approve this project as soon as possible, as I believe it would improve the quality of life for myself, as well as many other future home buyers who currently suffer a long commute. Thank you for taking the time to read my testimony.

V/R,
Shanell Chung

Testimony
Attachment
Accept Terms and Agreement 1

From: CLK Council Info
Sent: Monday, November 12, 2018 4:34 PM
Subject: Zoning and Housing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Lucia Llena
Phone 808-224-1981
Email lucia96797@yahoo.com
Meeting Date 11-14-2018
Council/PH Committee Zoning
Agenda Item Sky Ala Moana
Your position on the matter Support
Representing Self
Organization

Do you wish to speak at the hearing? No

Written Testimony The project adds to the much needed for sale housing with entry level pricing, priced with local residents in mind, 15 to 20% will be the first affordable housing with 30 year buyback restriction. Project provides short and long term jobs in different sectors like construction, real estate, private and commercial. Project has great location, convenient, and will improve the current site situation in terms of cleanup, safety and beautification..

Testimony Attachment

Accept Terms and Agreement 1

From: CLK Council Info
Sent: Monday, November 12, 2018 4:30 PM
Subject: Zoning and Housing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Ed Arndt
Phone 585-1298
Email eawaikiki@icloud.com
Meeting Date 11-14-2018
Council/PH Zoning
Committee
Agenda Item Sky Ala Moana
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

Written
Testimony

My name is Ed Arndt and I work in the construction industry. I depend on you to make sure that smart projects like the Sky Ala Moana project is approved as quickly as possible. The project will mean construction jobs for up to four years, and the by product is that there will be 474 homes, 84 of which will be priced for the workforce housing and 300 condo-hotel units. The project provides condos that I or my family can afford in an area that is conveniently accessible to rail, shopping and places of employment. Other than construction jobs, the project's \$450 million investment will result in higher property taxes to service our infrastructure needs for the City

Testimony
Attachment

Accept Terms and Agreement 1

From: CLK Council Info
Sent: Monday, November 12, 2018 4:26 PM
Subject: Zoning and Housing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Shaun Shimizu
Phone 808-671-6460
Email shaun@ack-inc.com
Meeting Date 11-14-2018
Council/PH Committee Zoning
Agenda Item Sky Ala Moana
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

Written Testimony Council Chair Martin and Members of the City Council,
My name is Shaun Shimizu and I work in the construction industry. We in the industry depend on projects like Sky Ala Moana to provide jobs, affordable housing, and the generation of property taxes. The project will result in construction jobs for up to four years, and addition of 474 homes, 84 of which will be priced for workforce housing along with 300 condo-hotel units. Other than construction jobs and housing, the project's \$450 million investment will result in additional property taxes to service our infrastructure needs for the City and County of Honolulu.

We ask for a fast track approval. Thank you for reading.

Testimony
Attachment
Accept Terms and Agreement 1

From: CLK Council Info
Sent: Monday, November 12, 2018 4:25 PM
Subject: Zoning and Housing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Avis Aquino
Phone 808 671-6460
Email avis@ack-inc.com
Meeting Date 11-14-2018
Council/PH Committee Zoning
Agenda Item Sky Ala Moana
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

November 12, 2018

Council Chair Ernest Martin and Members of City Council:

Written Testimony My name is Avis Aquino. I work in the construction industry. I am asking that you approve Sky Ala Moana. This will provide us jobs for the next 4 years, resulting in 474 homes. 84 that will be priced for workforce housing and 300 condo units. It's in a great location, near shops and restaurants. This \$450 Million Dollar project will bring higher property taxes to help with infrastructure needs for the city.
Please approve this job.

Testimony
Attachment

Accept Terms and Agreement 1

From: CLK Council Info
Sent: Monday, November 12, 2018 4:24 PM
Subject: Zoning and Housing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Ryde Azama
Phone 8086716460
Email rydeazama@yahoo.com
Meeting Date 11-14-2018
Council/PH
Committee Zoning
Agenda Item Sky Ala Moana
Your position on
the matter Support
Representing Self
Organization
Do you wish to
speak at the
hearing? No

Written Testimony Hi my name is Ryde and my family and I wish to be able to live in Honolulu City and with this project coming up I have the opportunity to do so. I have a family and it would be great to be able to have a place to call home in my favorite city, Honolulu.

Thank you.,
Ryde Azama

Testimony
Attachment

Accept Terms and
Agreement 1

From: CLK Council Info
Sent: Monday, November 12, 2018 4:21 PM
Subject: Zoning and Housing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Troy Shishido
Phone 8086716460
Email tshishido21@gmail.com
Meeting Date 11-14-2018
Council/PH Committee Zoning
Agenda Item Sky Ala Moana
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

Written Testimony My name is Troy. I am a recent college graduate who has plans to work and be a part of the Honolulu community. I support this project because it will give me and opportunity to purchase a place that I could possibly afford near where I work.

Thank you,
Troy Shishido

Testimony
Attachment

Accept Terms and Agreement 1

From: CLK Council Info
Sent: Monday, November 12, 2018 4:19 PM
Subject: Zoning and Housing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Aren Bumanglag
Phone 8082237489
Email aren@ack-inc.com
Meeting Date 11-14-2018
Council/PH Committee Zoning
Agenda Item Sky Ala Moana
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

Written Testimony My name is Aren Bumanglag and I work in the Ala Moana area. I currently live in Ewa Beach and commute daily from town side to Ewa beach side. It is my hope to be able to own a place in town to better suit my lifestyle and to cut down on my commute. The Sky Ala Moana project is ideally located next to my work so the project would be very beneficial for not only myself but for other same-aged individuals that work in town. Please approve the project as proposed to that we can have the project started as soon as possible and see the homes built quickly.

Testimony

Attachment

Accept Terms and Agreement 1

From: CLK Council Info
Sent: Monday, November 12, 2018 4:18 PM
Subject: Zoning and Housing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Anadil Chowdhury
Phone 8083211098
Email andy@ack-inc.com
Meeting Date 11-14-2018
Council/PH Zoning
Committee
Agenda Item Sky Ala Moana
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

November 12, 2018

The Honorable Council Chair Earnest Martin and Members of City Council
City and County of Honolulu, Hawaii 96813-3077

RE: RESOLUTION 18-248 – IPD-T FOR THE SKY ALA MOANA

Aloha Council Chair Earnest Martin and Members of City Council:

Written Testimony My name is Anadil Chowdhury and I work in the construction industry. My family and I depend on you to make sure that smart projects like the Sky Ala Moana project is approved as quickly as possible. The project will mean construction jobs for up to four years, and the by product is that there will be 474 homes, 84 of which will be priced for the workforce housing and 300 condo-hotel units. The project provides condos that I can afford in an area that is conveniently accessible to rail, shopping and places of employment. Other than construction jobs, the project's \$450 million investment will result in higher property taxes to service our infrastructure needs for the City.

We ask for a fast track approval.

Aloha,
Anadil Chowdhury

Testimony
Attachment

From: CLK Council Info
Sent: Monday, November 12, 2018 4:10 PM
Subject: Zoning and Housing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Miles Ikeda
Phone 808 216-9614
Email miles@ack-inc.com
Meeting Date 11-14-2018
Council/PH Committee Zoning
Agenda Item Sky Ala Moana
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

November 12, 2018

RE: RESOLUTION 18-248 – IPD-T FOR THE SKY ALA MOANA

Council Chair Earnest Martin and Members of City Council

Written Testimony My name is Miles Ikeda and I work in the construction industry. My family and I depend on you to make sure that smart projects like the Sky Ala Moana project is approved as quickly as possible. The project will mean construction jobs for up to four years, and the by product is that there will be 474 homes, 84 of which will be priced for the workforce housing and 300 condo-hotel units. The project provides condos that I or my family can afford in an area that is conveniently accessible to rail, shopping and places of employment. Other than construction jobs, the project's \$450 million investment will result in higher property taxes to service our infrastructure needs for the City.

We ask for a fast track approval.

Testimony
Attachment
Accept Terms and Agreement 1

Nov 12, 2018

SPECIAL COMMITTEE ON ZONING AND HOUSING

Honolulu City Council

Honolulu Hawaii, 96813-3077

Attention: Council Chair Ernest Martin and Members of the Council

Subject: Resolution 18-248 – IPD-T for the Sky Ala Moana Project

Council Chair Martin, and Members of the Council:

My name is Artjay Mercado and I am writing this letter in support of the Sky Ala Moana Condo-Hotel and Residential Development project.

This project will provide lots of short-term and long-term jobs in various sectors including but not limited to construction, real estate and other commercial sectors.

This project will add much-needed for-sale housing from entry level pricing and enable hard-working families to afford their homes.

This project will go hand-in-hand with the planned rail transit project, located just hundreds of feet away from the Ala Moana Center Transit Station

Thank you for the opportunity to express my support for the Sky Ala Moana project.

Sincerely,



Artjay Mercado

1591 Nobrega St, Honolulu, HI 96819

From: CLK Council Info
Sent: Monday, November 12, 2018 2:37 PM
Subject: Zoning and Housing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Heather de la Garza
Phone 808-216-6875
Email heather@ack-inc.com
Meeting Date 11-14-2018
Council/PH Committee Zoning
Agenda Item Sky Ala Moana
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

November 12, 2018

The Honorable Earnest Martin, Chair
Committee on Zoning and Housing Honolulu City Council
City and County of Honolulu, Hawaii 96813-3077

Re: Resolution 18-248-IPD-T For the Sky Ala Moana

Written Testimony Aloha Committee Chair Martin, and members of the Committee on Zoning and Housing:

My name is Heather de la Garza and I work in the construction industry. The Sky Ala Moana project will provide the much needed construction jobs during the current lull in our industry. As proposed, the project will provide more than four years of steady work for hundreds of construction workers. Personally, I believe that in conjunction with neighboring developments, Sky Ala Moana will greatly aide in the gentrification of the Ala Moana neighborhood. Its proximity to Ala Moana Center and future thoroughfares makes it in a desirable location. The entry level pricing and affordable units allow those desires to become a reality for the local community. Please approve this project as soon as possible so that the project can start and provide the necessary jobs and housing our community needs.

Testimony
Attachment

Accept Terms and Agreement 1

From: CLK Council Info
Sent: Monday, November 12, 2018 2:30 PM
Subject: Zoning and Housing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Amado Sanchez
Phone 808-864-8927
Email amados@groupbuilders.net
Meeting Date 11-14-2018
Council/PH Zoning
Committee
Agenda Item Sky Ala Moana
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

Written
Testimony

My name is Amado Sanchez and I am writing this letter in support of the Sky Ala Moana project.
I work in a construction company that provides work for hundreds of employees and this project would provide work not only for construction workers but for other industries as well for years to come. This project would also help provide much-needed affordable housing which would enable hard-working families to avail of a good, decent and safe place to live. .
Thank you for the opportunity to express my support for the Sky Ala Moana project.

Testimony
Attachment
Accept Terms
and Agreement

1

From: CLK Council Info
Sent: Tuesday, November 13, 2018 8:31 AM
Subject: Council/Public Hearing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Walter Yogi
Phone 808-628-1007
Email wyogi@ack-inc.com
Meeting Date 11-14-2018
Council/PH Committee Council
Agenda Item Sky Ala Moana
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

Written
Testimony

My name is Walter Yogi and I work in the construction industry. My family and I depend on you to make sure that smart projects like the Sky Ala Moana project is approved. The project will mean construction jobs for up to four years and produce 474 homes. This project provides condos that my family can afford in an area that is accessible to rail, shopping and places of employment. Please consider approval of Sky Ala Moana.

Thank you,
Walter

Testimony
Attachment

Accept Terms
and Agreement

1

From: CLK Council Info
Sent: Tuesday, November 13, 2018 8:32 AM
Subject: Council/Public Hearing Speaker Registration/Testimony

Speaker Registration/Testimony

Name	Mariegrace Ganai
Phone	8083069473
Email	graceg@groupbuilders.net
Meeting Date	11-14-2018
Council/PH Committee	Council
Agenda Item	Sky Ala Moana
Your position on the matter	Support
Representing Organization	Self
Do you wish to speak at the hearing?	No
Written Testimony	Project will be family friendly with sizable units and amenities such as a Children's playroom a play center and a family pool.
Testimony Attachment	
Accept Terms and Agreement	1

From: CLK Council Info
Sent: Tuesday, November 13, 2018 8:46 AM
Subject: Council/Public Hearing Speaker Registration/Testimony

Speaker Registration/Testimony

Name	Randie Ricapor
Phone	808-594-8191
Email	Ran-d@hotmail.com
Meeting Date	11-14-2018
Council/PH Committee	Council
Agenda Item	Sky Ala Moana
Your position on the matter	Support
Representing Organization	Self
Do you wish to speak at the hearing?	No
Written Testimony	<p>No</p> <p>Aloha! My name is Randie Ricapor and I work in the construction industry. Our local community and family depend on smart projects like the Sky Ala Moana to be approved as soon as possible. This will mean construction jobs to our community for four years. Most of all it will provide condos that I or my family can afford in a good location. I ask for a fast moving track on this approval.</p> <p>Aloha,</p> <p>Randie Ricapor</p>
Testimony Attachment	
Accept Terms and Agreement	1

From: CLK Council Info
Sent: Tuesday, November 13, 2018 9:04 AM
Subject: Council/Public Hearing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Aries Lovell
Phone 671-6460
Email aries@ack-inc.com
Meeting Date 11-14-2018
Council/PH Committee Council
Agenda Item Sky Ala Moana
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

November 13, 2018

RE: RESOLUTION 18-248 – IPD-T FOR THE SKY ALA MOANA

Council Chair Earnest Martin & Members of City Council:

Written
Testimony

Aloha, my name is Aries Lovell and I work in the construction industry. My family and I depend on you to make sure that smart projects like the Sky Ala Moana project is approved as quickly as possible. The project will mean construction jobs for up to four years, and the by product is that there will be 474 homes, 84 of which will be priced for the workforce housing and 300 condo-hotel units. The project provides condos that local family here in Hawaii could invest in an area that is conveniently accessible to rail, shopping and places of employment. Other than construction jobs, the project's \$450 million investment will result in higher property taxes to service our infrastructure needs for the City. I ask for a fast track approval and thank you for your time and consideration. Mahalo!

From: CLK Council Info
Sent: Tuesday, November 13, 2018 9:29 AM
Subject: Council/Public Hearing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Nestor Menor
Phone 808-478-4593
Email nc.menor@gmail.com
Meeting Date 11-14-2018
Council/PH Committee Council
Agenda Item Sky Ala Moana
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

Written Testimony

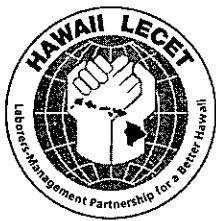
I am a resident of Oahu. I work near the Ala Moana area and it is my hope that I, along with my co-workers would have the opportunities to buy a place near where I work and surf. We ask that you approve the Sky Ala Moana project. The project will provide homes for a variety of income levels from affordable, to entry level workforce housing, to market level condos. In addition having a condo-hotel would help support shops and restaurants in the area and would create more jobs. The project is ideally located directly across the future transit station. The added tax revenues generated from a much greater density project would certainly help our community toward supporting infrastructure.

Please approve the project as proposed so that we can have the project start as soon as possible and see the homes built quickly.

Aloha,
Nestor Menor

Testimony Attachment

Accept Terms and Agreement 1



HAWAII LABORERS-EMPLOYERS COOPERATION AND EDUCATION TRUST
650 Iwilei Road, Suite 285 · Honolulu, HI 96817 · Phone: 808-845-3238 · Fax: 808-845-8300 · URL: hilecet.org

November 13, 2018

The Honorable Ernest Martin, Chair
The Honorable Kymberly Pine, Vice Chair
Honolulu City Council
City and County of Honolulu
Honolulu, Hawaii 96813-3077

RE: RESOLUTION 18-248 CD1– IPD-T FOR THE SKY ALA MOANA
Wednesday, November 14, 2018, 10:00 a.m., Honolulu City Council Chamber

Aloha Chair Martin, Vice Chair Pine, and members of the Honolulu City Council:

The Hawaii Laborers-Employers Cooperation & Education Trust (LECET) is a labor-management partnership between the 5000+ members of the Hawaii Laborers Union, Local 368, and its 250+ unionized contractors.

Hawaii LECET supports Resolution 18-248 CD1– IPD-T for the Sky Ala Moana Project. This Project will provide much needed affordable and entry level priced housing for local residents. These units will be within walking distance to the planned Ala Moana Rail Station and include carshare and bike share spaces. This Project includes over 700 units that will be built with private funds without tax credits or subsidies. In addition, the Sky Ala Moana Project will add a bus stop and shelter and over 400 bike stalls to transform this area into a walkable, sustainable community.

The Sky Ala Moana Project includes ample commercial spaces and will provide an abundance of jobs in various sectors, including but not limited to positions in the construction, real estate, retail and service industries. This Project will also generate additional tax revenues for the City, estimating approximately \$5.3 million per year.

Hawaii LECET supports smart growth in Honolulu's urban core and believes the Sky Ala Moana Project will facilitate the transformation of Honolulu's urban core into a sustainable metropolitan. For these reasons, we ask for your consideration and support of Resolution 18-248.

With respect,

Hawaii Laborers-Employers Cooperation & Education Trust

From: CLK Council Info
Sent: Tuesday, November 13, 2018 10:02 AM
Subject: Council/Public Hearing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Elvera Toves
Phone 808-671-6460
Email ack@ack-inc.com
Meeting Date 11-14-2018
Council/PH Committee Council
Agenda Item Sky Ala Moana
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

Council Chair Earnest Martin and Members of City Council:

Written
Testimony

My name is Elvera Toves and I work in the construction industry. I depend on you to make sure that smart projects like the Sky Ala Moana project is approved as quickly as possible. The project will mean construction jobs for up to four years, and the by product is that there will be 474 homes, 84 of which will be priced for the workforce housing and 300 condo-hotel units. The project provides condos that I or my family can afford in an area that is conveniently accessible to rail, shopping and places of employment. Other than construction jobs, the project \$450 million investment will result in higher property taxes to service our infrastructure needs for the City. We ask for a fast track approval.

Testimony
Attachment
Accept Terms
and Agreement

1

From: CLK Council Info
Sent: Tuesday, November 13, 2018 10:18 AM
Subject: Council/Public Hearing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Miles Ikeda
Phone 808 216-9614
Email miles@ack-inc.com
Meeting Date 11-14-2018
Council/PH Committee Council
Agenda Item Sky Ala Moana
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

November 13, 2018

RE: RESOLUTION 18-248 – IPD-T FOR THE SKY ALA MOANA

Council Chair Earnest Martin and Members of City Council

Written
Testimony

My name is Miles Ikeda and I work in the construction industry. My family and I depend on you to make sure that smart projects like the Sky Ala Moana project is approved as quickly as possible. The project will mean construction jobs for up to four years, and the by product is that there will be 474 homes, 84 of which will be priced for the workforce housing and 300 condo-hotel units. The project provides condos that I or my family can afford in an area that is conveniently accessible to rail, shopping and places of employment. Other than construction jobs, the project's \$450 million investment will result in higher property taxes to service our infrastructure needs for the City.

We ask for a fast track approval.

Testimony
Attachment

Accept Terms
and Agreement

1

From: CLK Council Info
Sent: Tuesday, November 13, 2018 11:06 AM
Subject: Council/Public Hearing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Cindy Sotelo
Phone 8082219990
Email csotelo56@gmail.com
Meeting Date 11-14-2018
Council/PH Committee Council
Agenda Item SKY Ala Moana
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

Written Testimony

My name is Cindy Sotelo and I work in the construction industry. My family and I depend on you to make sure that smart projects like the Sky Ala Moana project is approved as quickly as possible. The project will mean construction jobs for up to four years, and the by product is that there will be 474 homes, 84 of which will be priced for the workforce housing and 300 condo-hotel units. The project provides condos that I or my family can afford in an area that is conveniently accessible to rail, shopping and places of employment. Other than construction jobs, the project's \$450 million investment will result in higher property taxes to service our infrastructure needs for the City.

Testimony Attachment

Accept Terms and Agreement 1

From: CLK Council Info
Sent: Tuesday, November 13, 2018 11:22 AM
Subject: Council/Public Hearing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Miles Yamada
Phone 808-839-2771
Email miles.yamada@a-1-a.com
Meeting Date 11-14-2018
Council/PH Committee Council
Agenda Item Sky Ala Manoa
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

Council Chair Earnest Martin and Members of City Council:

Written
Testimony

My name is Miles Yamada and I work in the construction industry. My family and I depend on you to make sure that smart projects like the Sky Ala Moana project is approved as quickly as possible. The project will mean construction jobs for up to four years, and the by product is that there will be 474 homes, 84 of which will be priced for the workforce housing and 300 condo-hotel units. The project provides condos that I or my family can afford in an area that is conveniently accessible to rail, shopping and places of employment. Other than construction jobs, the project's \$450 million investment will result in higher property taxes to service our infrastructure needs for the City.

We ask for a fast track approval.

Testimony
Attachment
Accept Terms
and Agreement

1

From: CLK Council Info
Sent: Tuesday, November 13, 2018 11:29 AM
Subject: Council/Public Hearing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Leilani Fong
Phone 808-839-2771
Email lani@a-1-a.com
Meeting Date 11-14-2018
Council/PH Committee Council
Agenda Item Sky Ala Moana
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

Written
Testimony

My name is Leilani Fong and I work in the construction industry. My family and I depend on you to make sure that smart projects like the Sky Ala Moana project is approved as quickly as possible. The project will mean construction jobs for up to four years, and the by product is that there will be 474 homes, 84 of which will be priced for the workforce housing and 300 condo-hotel units. The project provides condos that I or my family can afford in an area that is conveniently accessible to rail, shopping and places of employment. Other than construction jobs, the project's \$450 million investment will result in higher property taxes to service four infrastructure needs for the City.

We ask for a fast track approval.

Testimony
Attachment

Accept Terms
and Agreement 1



2849 Kaihikapu Street • Honolulu, Hawaii 96819

Phone (808) 839-2771 • Fax (808) 839-7828

November 13, 2018

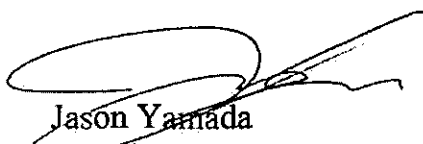
The Honorable Earnest Martin, Chair
Members of Honolulu City Council
City and County of Honolulu, Hawaii
96813-3077

RE-Support: RESOLUTION 18-248 – IPD-T FOR THE SKY ALA MOANA

Aloha Committee Chair Martin and Members of the City Council,

I am the president of A-1 A-lectrician, Inc. I am responsible for the livelihood of my family and my 140 employees. We are here to ask your support for the Sky Ala Moana project without any further delay. Sky Ala Moana will provide jobs for our workers and much needed additional housing for our State. The project will also provide economic vitality for those who provide goods and services to our company. The project is expected to infuse approximately half a billion dollars into Honolulu's economy and through that private investment, we will be able to generate significantly higher tax revenues forever into the future. The project is well planned, providing for-sale affordable housing onsite, and providing economic activity through the commercial center and the hotel-condos that will further contribute towards the Transient Accommodation Tax, General Excise Tax and higher tax rates due from hotel zoning. The projects wide ranges of pricing availability combined with its high level of investment is exactly the type of development that TOD was meant to promote.

Sincerely,



Jason Yamada
President
A-1 A-lectrician, Inc.

From: CLK Council Info
Sent: Tuesday, November 13, 2018 11:32 AM
Subject: Council/Public Hearing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Sharla Masaki-Manglallan
Phone 8086286236
Email sharla@a-1-a.com
Meeting Date 11-14-2018
Council/PH Committee Council
Agenda Item Sky Ala Moana
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

RE: RESOLUTION 18-248 – IPD-T FOR THE SKY ALA MOANA

Aloha Council Chair Ernest Martin & the Members of the City Council:

Written
Testimony

My name is Sharla Masaki-Manglallan and I work in the construction industry. My family and I depend on you to make sure that smart projects like the Sky Ala Moana project is approved as quickly as possible.

The project will mean construction jobs for up to four years, and the by-product is that there will be 474 homes, which will include units priced for the workforce housing and 300 condo-hotel units. The project will provide homes for a variety of income levels from affordable, to entry level workforce housing, to market level condos. In addition having a condo-hotel would help support many of the local shops and restaurants in the area and would create more job opportunities in the area. The project is ideally located directly across the future transit station. The added tax revenues generated from a much greater density project would certainly help our community towards supporting needed infrastructure. We ask for a fast track approval.

Testimony
Attachment
Accept Terms
and Agreement

1

From: CLK Council Info
Sent: Tuesday, November 13, 2018 12:03 PM
Subject: Council/Public Hearing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Gary Omori
Phone 8087386211
Email gary@a-1-a.com
Meeting Date 11-14-2018
Council/PH Committee Council
Agenda Item Sky Ala Moana
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

Council Chair Ernest Martin and Members of the City Council

Written
Testimony

My name is Gary Omori and I work in the construction industry. I am writing in support of the Sky Ala Moana project on Kapiolani Blvd. This project will provide needed jobs and a central place to live that is in the heart of the city near Ala Moana Center and the Rail station. I understand the project will provide 84 workforce units and will increase property tax revenue tenfold. It will also bring needed improvements to the area. Please approve the Sky Ala Moana project.
Thank you

Testimony
Attachment

Accept Terms
and Agreement 1

From: CLK Council Info
Sent: Tuesday, November 13, 2018 12:14 PM
Subject: Council/Public Hearing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Neal Shiosaki
Phone 808-330-6178
Email Neal@a-1-a.com
Meeting Date 11-14-2018
Council/PH Committee Council
Agenda Item Sky Ala Moana
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

Written Testimony To Council Chair Earnest Martin and the members of the City Council.
I would like to say that i am in support or the Sky Ala Moana project. I'm an electrician in Hawaii and the work it would create will help me and my family tremendously. Thank you for listening to my testimony.

Testimony Attachment
Accept Terms and Agreement 1



Eric W. Gill, Financial Secretary-Treasurer

Gemma G. Weinstein, President

Godfrey Maeshiro, Senior Vice-President

November 13, 2018

Honolulu City Council
City & County of Honolulu
530 South King Street
Honolulu, HI 96813

Re: Testimony in Opposition to Resolution 18-248, IPD-T permit for the Sky Ala Moana Project

Aloha Chair Martin and Council Members:

UNITE HERE Local 5, a local labor organization representing over 11,000 hotel, health care and food service workers throughout Hawaii, is in opposition to Resolution 18-248 to grant an IPD-T permit for the Sky Ala Moana project.

There are three main reasons:

1. The developer has not ensured that the long-term on-site jobs created will be good jobs;
2. The project does not have enough truly affordable housing for working families; and
3. We do not believe the project satisfies regulatory requirements, nor that it provides the sort of community benefits worthy of the flexibility the developer is seeking.

Jobs

When we say “One Job Should Be Enough,” we mean that working families should have the means to be able to live decently in our city without spending all of their waking hours at work. Local 5 members working at local hotels who have been on strike for 37 days know what it’s like to have to struggle to ensure that their jobs will not be wiped out in the future by automation or subcontracting. They know that regardless of who the current hotel owners and operators are, hotels change hands and there are no assurances that the next owners or operators will make responsible long-term decisions even if the current ones do.

At Sky Ala Moana, the developer can agree right now to things that will ensure that the jobs created will be good jobs. The developer can and should restrict the use of the condotel units to hotel, rather than residential uses, in order to ensure a stable number of jobs at the project.

There is also a safety issue. Hotel housekeepers, even in a normal hotel, are often isolated and subjected to dangerous situations. In many condotels, owners can remove their units from the main “rental pool” managed by the main manager and contract with a different company or individual for cleaning services. Those housekeepers are even more isolated. They may not have a manager on site to go to in case something happens to them. Again, the developer has the power right now to remedy this issue by restricting the way the condotel units can be used and rented out.

Affordable Housing

We feel that the developer's use of 300 square-foot or smaller micro-units to fulfill part of its affordable housing requirement does not lead us in the right direction. How many people can reasonably live in a single micro-unit? How much will the mortgages on those units be? Will one job be enough? Would a hotel job at the project pay enough for a worker to afford a mortgage on an affordable unit in the project? That's the standard we should be aiming to fulfill.

We are in an affordable housing crisis, yet this project does not have enough affordable housing. The developer's plans do not meet the affordable housing requirements set out in Ordinance 18-10. City Council just passed affordable housing regulations in March of this year. The developer is not meeting them, much less meeting the needs of our community.

It was recently reported in the *Honolulu Star-Advertiser* that the affordable units are expected to range from \$350,000 to \$475,000. With units smaller than 300 square feet, this would price units above \$1,000 per square foot. Even if two people squeeze into one of those apartments, they would still need to come up with \$70,000 plus fees in order to put 20% down. The fact that these prices may fit the legal standard of affordability shows how out of control housing prices have become. The developer is not required to sell at the maximum allowable price, and should consider something more reasonable, especially given how small the micro-studios are.

This all may be fine under the law, but our community deserves better.

There are other problems.

The proposed project has 388 market rate condos, 300 condotel units and 84 affordable units. There are several problems with the developer's affordable housing proposal:

1. If, as DPP's report to Council describes, 30 of the micro-units will be marketed to people at 100% of the Area Median Income ("AMI"), then by Ordinance 18-10 - which this Council recently passed - only 30 of the units sold at 120% of AMI can count toward fulfilling the basic affordable housing mandate. The mandate states, in part, "For-sale affordable dwelling units must be sold to households earning 120 percent and below of the AMI. At least one-half of those units must be sold to households earning 100 percent and below of the AMI."

Further, since all of the units to be sold at 120% of AMI only offer a 10-year restriction on affordability, those units do not go as far toward fulfilling the mandate as the 30 30-year-restricted units do. Taken together, all of these units would fulfill the requirement for a project with a maximum of 450 units, not this 772-unit project.

2. The large number of micro-units in the project is unfortunate, because the developer is allowed to exempt micro-units from triggering affordable housing requirements. Thus the developer gets a double benefit - proposing micro-units that reduce the amount of affordable housing required, while squeezing that housing onto fewer floors.
3. The affordable housing requirement in Ordinance 18-10 is triggered by dwelling units. Unless something has changed since June 20, these condotel units are dwelling units. Local 5 has raised concerns that condotel units can be used as permanent residences many times over the past few years, and we are glad to see this reflected in the

Ordinance. For Sky Ala Moana, drawings submitted to DPP prior to its June 20th 2018 public meeting about this project indicated that all of the condotel units would have kitchens, which by definition would make them dwelling units. The drawings attached to this resolution make it impossible to tell whether this has changed. Thus the requirements are triggered for 712 of the units in the project.

The project does not meet its legal requirements, much less provide enough in community benefits on top of that to be worthy of the flexibility the developer is seeking.

City Council allows developers to use the Ala Moana TOD plan standards for IPD-T permits, allowing developers to build taller, more massive developments than ever before in this area. Some of the flexibility this process provides to the Land Use Ordinance rules is meant only for projects that provide exceptional community benefits. This project seeks not only to take advantage of that flexibility, but to get further exceptions to the rules on top of that. We urge the Council not to allow this flexibility until we see far more in community benefits coming from this project.

We urge the Council to demand more from this developer.

Thank you for your consideration.

From: CLK Council Info
Sent: Tuesday, November 13, 2018 12:37 PM
Subject: Council/Public Hearing Speaker Registration/Testimony

Speaker Registration/Testimony

Name	john razonable
Phone	8083685733
Email	raz@a-1-a.com
Meeting Date	11-14-2018
Council/PH Committee	Council
Agenda Item	sky ala moana
Your position on the matter	Support
Representing	Self
Organization	
Do you wish to speak at the hearing?	No
Written Testimony	
Testimony Attachment	
Accept Terms and Agreement	1

From: CLK Council Info
Sent: Tuesday, November 13, 2018 12:47 PM
Subject: Council/Public Hearing Speaker Registration/Testimony

Speaker Registration/Testimony

Name Wesley K Enokawa
Phone 8085948729
Email wes@enokawa.com
Meeting Date 11-14-2018
Council/PH Committee Council
Agenda Item Sky Ala Moana
Your position on the matter Support
Representing Self
Organization
Do you wish to speak at the hearing? No

Written
Testimony

Council Chair Earnest Martin and Members of City Council:
Hi,
My name is Wesley Enokawa and I'm asking for a fast track approval as this project will support the construction industry, of which I work in, with jobs for up to four years. There will additionally be benefits upon completion such as more commercial spaces and affordable housing. There is also a plan to make the area more sustainable with the addition of 400 bike stalls. I support this project and ask that you please approve of Resolution 18-248 – IPD-T for the Sky Ala Moana.

Sincerely,
Wesley Enokawa

Testimony
Attachment

Accept Terms
and Agreement

1

11-13-18

Re: Resolution 18-248-IPD-T For the Sky Ala Moana

Council Chair Earnest Martin and Members of City Council:

My name is Linda Razonable and I work in the construction industry. My family and I depend on you to make sure that smart projects like the Sky Ala Moana project is approved as quickly as possible. The project will mean construction jobs for up to four years, and the by product is that there will be 474 homes, 84 of which will be priced for the workforce housing and 300 condo-hotel units. The project provides condos that I or my family can afford in an area that is conveniently accessible to rail, shopping and places of employment. Other than construction jobs, the project's \$450 million investment will result in higher property taxes to service our infrastructure needs for the City. We ask for a fast track approval.

Thank You,

Linda Razonable